



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00006
Application Type: Rezoning
CPC Hearing Date: April 10, 2014
Staff Planner: Nelson Ortiz, 915-212-1606, ortiznx@elpasotexas.gov

Location: 9350 Escobar Drive
Legal Description: Being all of Tract 20-B4, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 2.0793
Rep District: 6
Current Zoning: R-F (Ranch and Farm)
Existing Use: Vacant (metal building to be removed)
C/SC/SP/ZBA/LNC: None
Request: From R-F (Ranch and Farm) to C-4 (Commercial)
Proposed Use: Motor-carrier terminal

Property Owner: Jacob Peters
Representative: Gabriel Mendez

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Semi-truck storage yard
South: R-5/sp/sc (Residential/ Special Permit/ Special Contract) / Single-Family Development
East: C-4 (Commercial) / M-1/sc (Light Manufacturing/ Special Contract) / Vacant
West: C-4 (Commercial) / Vacant / RMH/c (Residential Mobile Home/ Condition) / RMH development

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards

NEAREST PARK: Blackie Chesher Park (.252 mi.)

NEAREST SCHOOL: Del Valle Elementary School (.31 mi.)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 11, 2014. The Planning Division received one letter (attachment 4) expressing opposition to the rezoning request citing the potential noise levels and environmental/health issues as the concerns.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to C-4 (Commercial). The subject property is 2.0793 acres in size and is mostly vacant with the exception of a small metal building currently slated for removal. The applicant intends to develop the property into a motor-carrier terminal for parking semi-trucks which is permitted in the C-4 zoning district. Access to the property is proposed from Escobar Drive. The detailed site development plan shows the removal of an existing metal building and the addition of a new metal warehouse for general storage. The proposed development is in line with the current land uses immediately surrounding the property as well as the future land use map designation.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to C-4 (Commercial) with the following condition:

- *That the property include a 15 foot landscaping buffer within the setback with high-profile native trees of at least three (3) inch caliper and ten (10) feet in height shall be placed at ten (10) feet on center along the southerly property line adjacent to any residential use or zone. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.*

The recommendation is based on the compatibility with the surrounding land uses, also zoned C-4 and M-1, and in compliance with the Plan El Paso future land use designation, G-7, Industrial and/or Railyards.

Plan El Paso - Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the C-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

COMMENTS:

Planning Division - Transportation

A TIA will be required at the time of subdivision submittal.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review (Building Permit and Inspections)

Upon submittal for building permits, the structure and site will need to comply with all applicable municipal and building codes.

City Development Department - Land Development

No comments received.

Fire Department

No objections to the rezoning request.

Police Department

No objections to the rezoning request.

El Paso Water Utilities

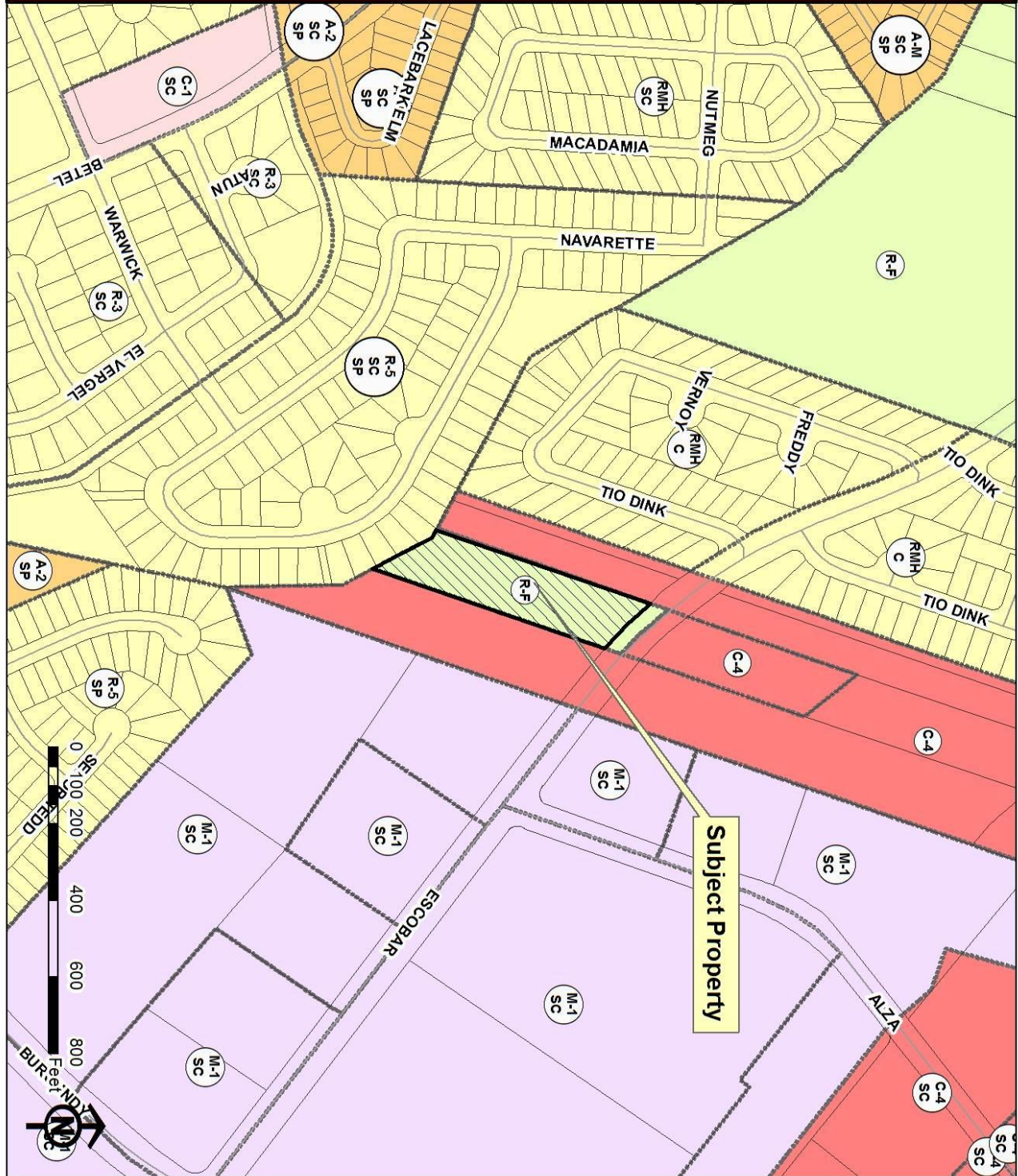
No comments received.

Attachments:

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Letter from the public

ATTACHMENT 1: ZONING MAP

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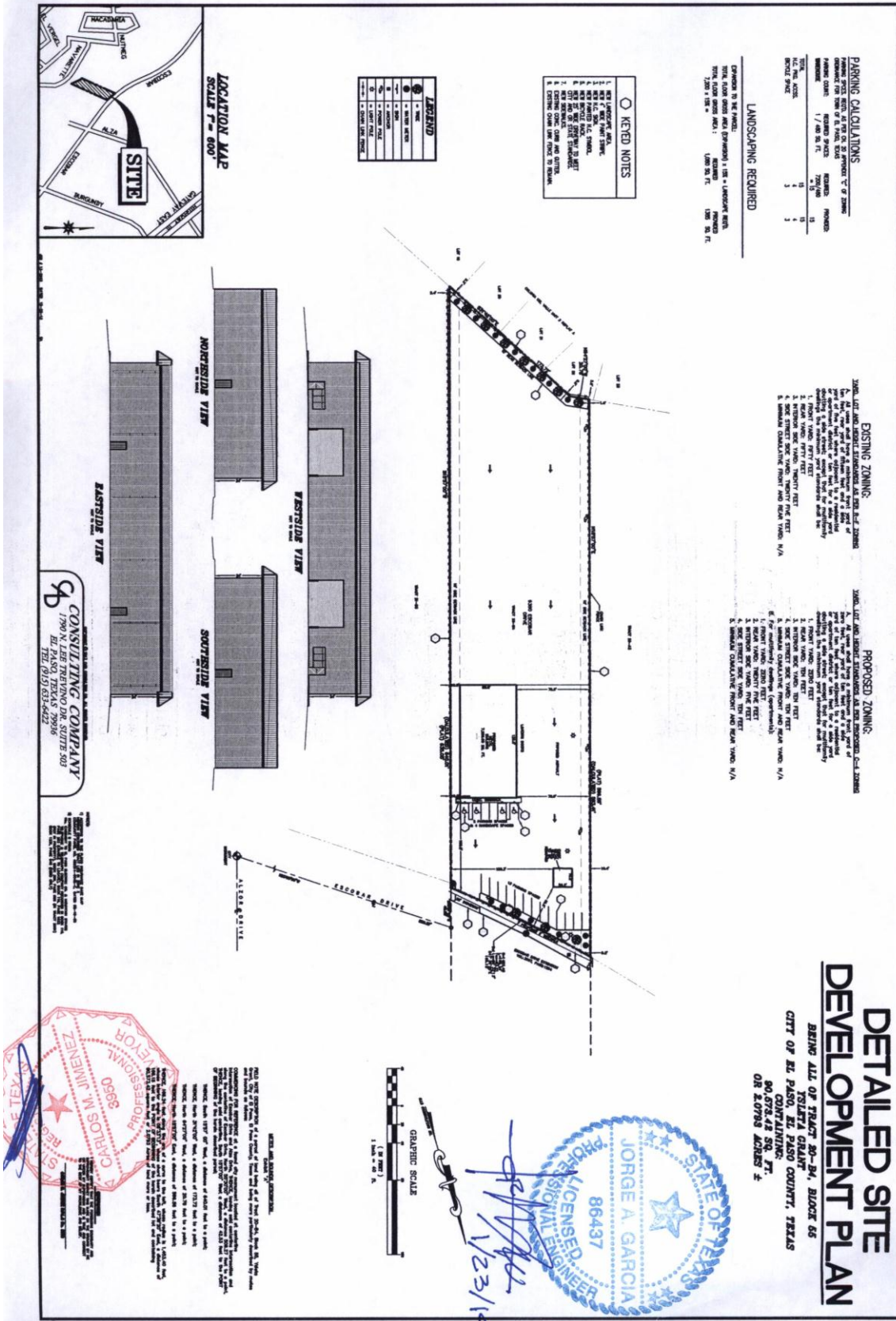


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: LETTER FROM THE PUBLIC

Dear planning division

I am not in flavor of a truck terminal in back of my house . I believe the noise would not let people sleep with truck coming and going at all times of night and day. The smell of oil and diesel gasoline is not what I like to smell all day and night. It would be bad for my health . Weight of these large trucks would cause the dirt to shift and the rock walls to crumble in to pieces for they are very delicate and have fallen before when they put in the trail court . I had to paid for the repair of wall my self ,because they said , they were not to blame for allowing the rain water to draining into my backyard that caused the rock wall to fall. This happen to several neighbors. I am also worried that the rain would wash all that dirty oil and gasoline into are backyard. The trash would be dump into are backyards and wind would also carry trash into are yard.

Sincerely
Armando Juarez
A concerted land owner